

## **1. EXISTING CONDITIONS**

### **1.1 Parking**

There are currently eight off-street public parking facilities and six off-street private parking lots in downtown City of San Bruno, see Figure 1. There is also on-street parking along most of the major arterials and most of the residential streets in the area. A parking survey of the off-street parking was conducted on Tuesday, August 22, 2000, between 12 noon and 1 PM. The field investigation indicated that whereas there is an adequate amount of off-street parking in most areas in downtown San Bruno, some streets (e.g., San Mateo Avenue) experience a shortage of available on-street parking spaces. Also within the study area, there are no signs along the streets directing drivers to public parking lots, which can be problematic for those visitors who are unfamiliar with the area and who are looking for a parking space.

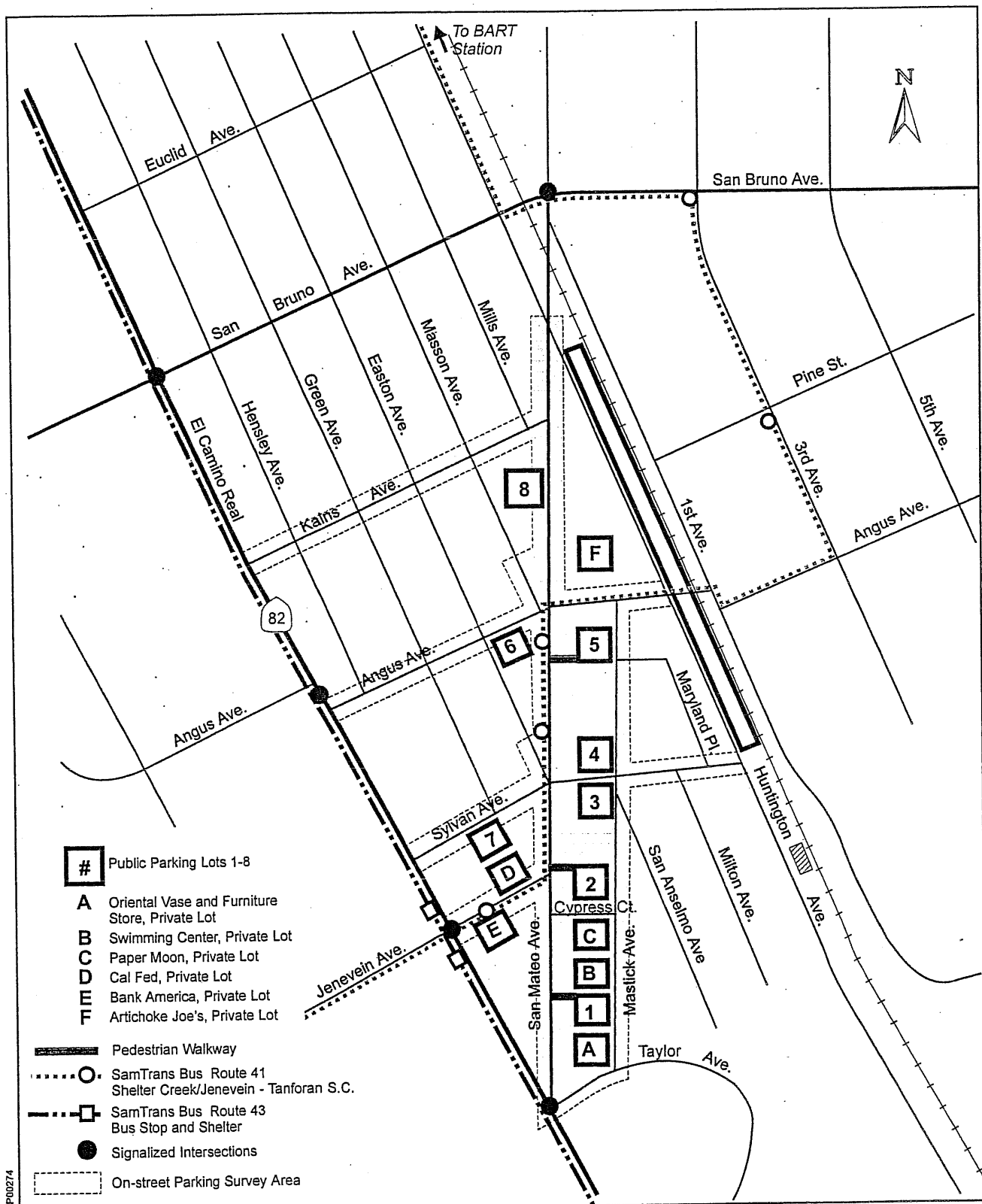
There is an opportunity to add additional parking to the existing public parking lots through restriping or acquisition of land adjacent to the existing lots. For instance, the old Chamber of Commerce building east of lot 6 could be bought to add additional parking and service access at the rear of the buildings on San Mateo Avenue.

The results of the off-street parking survey are summarized in Table 1 below. Some of the parking lots were occupied nearly to their capacity, but overall the occupancy rate was approximately 66 percent. Of the 849 total parking spaces, 291 off-street parking spaces remained empty between 12 noon and 1 PM.

**Table 1**  
**Existing Off-Street Parking in Downtown San Bruno**

| Parking Lot   | Time Limit                               | Parking Supply<br>(Number of Spaces) | Parking Demand<br>(Number of Spaces) | Number of Vacant Spaces | Occupancy Rate, % |
|---|--|--------------------------------------|--------------------------------------|-------------------------|-------------------|
| # 1   | 2 hours                                  | 25                                   | 25                                   | 0                       | 100               |
| # 2   | 2 and 5 hours                            | 68                                   | 47                                   | 21                      | 69                |
| # 3   | 5 hours                                  | 27                                   | 10                                   | 17                      | 37                |
| # 4   | 5 hours                                  | 101                                  | 73                                   | 28                      | 72                |
| # 5   | 5 hours                                  | 46                                   | 33                                   | 13                      | 72                |
| # 6   | None                                     | 38                                   | 23                                   | 15                      | 61                |
| # 7   | 5 hours                                  | 58                                   | 27                                   | 31                      | 47                |
| # 8   | 2 hours                                  | 29                                   | 22                                   | 7                       | 76                |
| Oriental Vase & Furniture Store                               | Unspecified                              | 34                                   | 13                                   | 21                      | 38                |
| Swim Center   | Unspecified, for authorized tenants only | 14                                   | 12                                   | 2                       | 86                |
| Paper Moon  | Unspecified                              | 33                                   | 25                                   | 8                       | 76                |
| Cal Fed   | Patrons only                             | 34                                   | 24                                   | 10                      | 71                |
| Bank of America   | Patrons only                             | 43                                   | 26                                   | 17                      | 60                |
| Artichoke Joe's   | Patrons only                             | 159                                  | 99                                   | 60                      | 62                |
| Artichoke Joe's remote parking lot, east of Huntington Avenue | Patrons only                             | 140*                                 | 99*                                  | 41*                     | 71*               |
| <b>Total</b>  |  | <b>849</b>                           | <b>558</b>                           | <b>291</b>              | <b>66</b>         |

\*Lot currently used for BART construction. Therefore, the estimated parking supply and occupancy was based on aeriels obtained from the City of San Bruno.



**Figure 1**  
**Private and Public On-street/**  
**Off-street Parking Surveyed**

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The results of the on-street parking survey conducted on September 14, 2000, between 12 noon and 1 PM, are illustrated in Table 2. Our findings indicate that during the lunch hour, one could easily find an on-street parking space along most streets in downtown San Bruno. However, on-street parking facilities along San Mateo Avenue (between Huntington and El Camino Real) and Jenevein Avenue (between San Mateo Avenue and El Camino Real) were filled at a rate greater than 90% of their capacity – 97% and 90% respectively. Within one block of San Mateo Avenue<sup>1</sup>, the total occupancy rate was 82 percent, whereas the total occupancy rate for all on-street parking along the surveyed streets was approximately 76 percent. Within two to three blocks of the study area between 12 noon and 1 PM, 106 of the 434 total on-street parking spaces remained empty. However, within one block of San Mateo Avenue there were 300 spaces of which only 54 remained empty. The on-street parking results indicate that additional parking is available for patrons of downtown who do not mind walking more than one block from San Mateo Avenue.

Our findings suggest that although there is a sufficient amount of off-street and on-street parking in downtown San Bruno, certain parking lots (e.g. parking lot 1) and on-street parking spaces were occupied to their full capacity between 12 noon and 1 PM. This shortage of parking in certain areas could be resolved by parking management strategies such as short-term parking enforcement. A more efficient use of available parking space can be achieved through:

- Implementation of parking meters along San Mateo Avenue and other major streets;
- Implementation of short-term parking areas on San Mateo Avenue only, such as 20-minute parking;
- Provision of employee designated remote parking locations to encourage employees of local businesses to park their vehicles off-street, in parking lots, and not in front of the retail stores along San Mateo Avenue;
- Reducing long-term parking from 5 hours to 3 hours;
- Connection of adjacent parking lots by providing joint access driveways. For instance, between public parking lot 7 and the Cal Fed private parking lot, and also between parking lots 2, C, B, 1, and A.

The first two measures can help free up on-street parking spaces along San Mateo Avenue and other major streets in downtown San Bruno. The third measure would make off-street parking a more convenient and attractive option by providing easier access to free parking spaces across several adjacent parking lots and generate more parking as well since several small lots are less efficient than one large lot.

Overall, our analysis of on-street and off-street parking in downtown San Bruno suggests that between 12 noon and 1 PM, there are available parking spaces in downtown San Bruno within one block of San Mateo Avenue. However, there is a currently a shortage of on-street parking spaces along San Mateo

<sup>1</sup> Area within one block of San Mateo Avenue includes: San Mateo Avenue (from Huntington to El Camino Real), Sylvan Avenue (Mastic to San Mateo Avenue and San Mateo Avenue to Green), Angus Avenue (Easton to San Mateo Avenue and San Mateo Avenue to Mastic), Kains Avenue (San Mateo Avenue to Mills), Taylor Avenue (El Camino Real to Mastic), Masson Avenue (Kains Avenue to Angus Avenue), Easton Avenue (Angus Avenue to Sylvan Avenue), and Mastic Avenue (Taylor to Angus).

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Avenue, but the lack of parking on-street could be alleviated by increasing parking enforcement, implementing parking meters, and designating a remote parking lot for employees to use.

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Table 2  
Existing On-Street Parking in Downtown San Bruno

| Existing On-Street Parking in Downtown San Bruno |                        |                  |                     |                     |                       |                      | Total                   | Occupancy Rate, % |
|--|------------------------|------------------|---------------------|---------------------|-----------------------|----------------------|-------------------------|-------------------|
| Street Name                                      |                        |                  |                     |                     |                       |                      |                         |                   |
| <b>San Mateo Avenue</b>                          | Huntington to Kains    | Kains to Angus   | Angus to Sylvan     | Sylvan to Jenevein  | Jenevein to Cypress   | Cypress to El Camino | Huntington to El Camino | 97                |
|  | 7                      | 35               | 34                  | 13                  | 4                     | 22                   | 115                     |                   |
|  |                        |                  |                     | <u>39</u>           |                       |                      |                         |                   |
|  | 6                      | 33               | 33                  | 13                  | 4                     | 22                   | 111                     |                   |
| <b>Jenevein Avenue</b>                           | El Camino to San Mateo |                  |                     |                     |                       |                      | El Camino to San Mateo  | 90                |
|  | 10                     |                  |                     |                     |                       |                      | 10                      |                   |
|  | 9                      |                  |                     |                     |                       |                      | 9                       |                   |
| <b>Sylvan Avenue</b>                             | Huntington to Milton   | Milton to Mastic | Mastic to San Mateo | San Mateo to Green  | Green to El Camino    |                      | Huntington to El Camino | 73                |
|  | 11                     | 12               | 4                   | 8                   | 6                     |                      | 41                      |                   |
|  |                        |                  |                     |                     |                       |                      |                         |                   |
|  | 9                      | 6                | 3                   | 7                   | 5                     |                      | 30                      |                   |
| <b>Angus Avenue</b>                              | El Camino to Hensley   | Hensley to Green | Green to Easton     | Easton to San Mateo | San Mateo to Mastic * | Mastic to Huntington | El Camino to Huntington | 38                |
|  | 0                      | 12               | 12                  | 15                  | 14                    | 7                    | 60                      |                   |
|  |                        |                  |                     |                     |                       |                      |                         |                   |
|  | 0                      | 4                | 4                   | 2                   | 8                     | 5                    | 23                      |                   |
| <b>Kains Avenue</b>                              | San Mateo to Mills     | Mills to Mason   | Mason to Easton     | Easton to Green     | Green to Hensley      | Hensley to El Camino | San Mateo to El Camino  | 64                |
|  | 3                      | 14               | 16                  | 16                  | 14                    | 4                    | 67                      |                   |
|  |                        |                  |                     |                     |                       |                      |                         |                   |
|  | 3                      | 13               | 7                   | 8                   | 8                     | 4                    | 43                      |                   |
| <b>Cypress Court</b>                             | Only private lots      |                  |                     |                     |                       |                      | El Camino to Mastic     | N/A               |
|  | El Camino to Mastic    |                  |                     |                     |                       |                      |                         |                   |
|  | 0                      |                  |                     |                     |                       |                      | 0                       |                   |
|  | 0                      |                  |                     |                     |                       |                      | 0                       |                   |
| <b>Masson Avenue</b>                             | Kains to Angus         |                  |                     |                     |                       |                      | Kains to Angus          | 89                |
|  |                        |                  |                     |                     |                       |                      | 38                      |                   |
|  |                        |                  |                     |                     |                       |                      | 34                      |                   |
|  |                        |                  |                     |                     |                       |                      |                         |                   |
| 12/01/00   |                        |                  |                     |                     |                       |                      |                         |                   |

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| Mastic Avenue   | Taylor to Cypress  | Cypress to San Anselmo | San Anselmo to Sylvan | Sylvan to Maryland | Maryland to Angus | Taylor to Angus    | 72 |
|---|--------------------|------------------------|-----------------------|--------------------|-------------------|--------------------|----|
| Number of Spaces  | 18                 | 13                     | 2                     | 13                 | 14                | 60                 |    |
| Number of Spaces  | 15                 | 11                     | 2                     | 8                  | 7                 | 43                 |    |
| Number of Spaces Occupied                                 |                    |                        |                       |                    |                   |                    |    |
| Easton Avenue   | San Mateo to Angus |                        |                       |                    |                   | San Mateo to Angus | 81 |
| Number of Spaces  | 43                 |                        |                       |                    |                   | 43                 |    |
| Number of Spaces Occupied                                 | 35                 |                        |                       |                    |                   | 35                 |    |
| Total Number of Spaces                                    |                    |                        |                       |                    |                   | 434                | 76 |
| Total Number of Occupied Spaces                           |                    |                        |                       |                    |                   | 328                |    |
| Number of Spaces Within One Block from San Mateo          |                    |                        |                       |                    |                   | 300                | 82 |
| Number of Occupied Spaces Within One Block from San Mateo |                    |                        |                       |                    |                   | 246                |    |

\* construction (3 spaces unusable)

## 1.2 Parking requirements per City of San Bruno Zoning Code

There are only 550 off-street parking spaces available within one to two blocks of the Central Business District (CBD) of San Bruno, whereas there should be 1,524 spaces provided according to the zoning code of the City of San Bruno (see Table 3). According to the zoning code, there is a shortage of 974 parking spaces in downtown San Bruno. The table below describes the existing land uses within the CBD and the number of parking spaces required for each land use.

There are some land uses that are not available in the *ITE Parking Generation Manual*, 2<sup>nd</sup> edition such as residential, specialty retail shops like a barber/beauty shop, auto accessory store, shoe repair shop, printing, and specialty bars. The other uses have a parking generation rate comparable to the city zoning code.

**Table 3. Analysis of Parking Requirements in the CBD Zoning District per Zoning**

| Land Use           | Number of Units  | Area (sq. ft.) | Parking Requirement (Spaces/sq. ft.) | Spaces Required |
|--------------------|------------------|----------------|--------------------------------------|-----------------|
| Restaurants/Bars   | 4000 sq. ft      | 32,350         | 1/100                                | 324             |
| Restaurants/Bars   | 4000 sq. ft      | 33,600         | 40 + 1/50 = 4000 sq. ft.             | 184             |
| Specialty Bars     |                  | 9,400          | 1/150                                | 63              |
| Retail *           |                  | 136,525        | 1/250                                | 547             |
| Banks              |                  | 14,800         | 1/200                                | 74              |
| Barber/Beauty      |                  | 14,900         | 1/300                                | 50              |
| Auto Accessory **  |                  | 4,300          | 1/600                                | 12              |
| Tailor/Shoe Repair |                  | 1,400          | 1/600                                | 3               |
| Residential        | 3 dwelling units | 3,000          | 2/du                                 | 6               |
| Furniture (Large)  |                  | 15,540         | 1/800                                | 20              |
| Printing **        |                  | 8,700          | 1/500                                | 17              |
| Medical Offices    |                  | 1,500          | 1/200                                | 8               |
| Warehouse **       |                  | 5,000          | 1/500                                | 10              |
| Office             |                  | 38,000         | 1/300                                | 127             |
| Schools            |                  | 15,700         | 1/1.5 Students + 1/Faculty           | 79              |
| <b>Total</b>       |                  | <b>334,715</b> |                                      | <b>1,524</b>    |



## 1.3 Existing Roadway Characteristics

San Mateo Avenue is an undivided, two-way, two-lane corridor in the downtown of San Bruno. There are no signalized intersections along San Mateo Avenue, and no bus stops. At the intersection of San Mateo Avenue and El Camino Real, there is no southbound left turn from San Mateo Avenue to El Camino Real, and no southbound left turn from El Camino Real to San Mateo Avenue. This restricted access to and from downtown San Bruno can be a problem especially during the periods of peak-hour traffic. The preliminary conceptual layout of the signal improvements at this intersection to facilitate these additional movements at the intersection is illustrated in figure 2 at the end of the memorandum.

In the afternoon along San Mateo, there is a heavy on-street parking demand, moderate amount of pedestrian activity, and low to moderate bike riding. The conducted field study indicated that there is 1 hour on-street parking provided on both sides of the street. There are no meters, and no parking enforcement vehicles were noticed during the survey. During the time of the field reconnaissance, from 12 noon to 4 PM, all the on-street parking spaces were occupied. Overall, the situation with on-street parking along San Mateo Avenue appears to be problematic during the afternoon hours.

Another potential problem in the downtown area is that there is not a continuous service alley available at the rear of local commercial uses on San Mateo Avenue. Thus, the trucks and other vehicles have to load and unload freight from San Mateo Avenue, which creates queuing problems for others driving along this two-lane corridor. Consideration should be given for acquiring some of the land behind the buildings to extend an alley or service walkway for unloading and loading deliveries. Also, commercial vehicle loading zones should be considered where there are no alleys.

There are 10' 5" wide sidewalks along San Mateo Avenue that appear to be wide enough to accommodate the afternoon pedestrian traffic except where the merchants encroach on the sidewalk. Also, there are crosswalks provided at every intersection along San Mateo Avenue. In addition, there are many strategically placed trees on both sides of the street that visually separate the sidewalk from the parking lane in the roadway, provide pedestrians with the shade, and create a pleasant small-town atmosphere.

Taylor Avenue crosses San Mateo Avenue, and is an undivided, two-way, two-lane street with no crosswalks and 8'2" wide sidewalks on both sides of the street.

Mastic Avenue is an undivided, two-way, two-lane street parallel to San Mateo Avenue. One side of the street is adjacent to the surveyed parking facilities, and the other side is adjacent to the residential houses. Mastic Avenue has an 8'4" sidewalk and no on-street parking on the side of the surveyed parking lots. There are parking spaces and a 5'0" sidewalk on the side adjacent to the residential area. There are no crosswalks provided along Mastic Avenue. There is not much pedestrian activity on Mastic Avenue.

Masson Avenue is an undivided, one-way, two-lane street southbound parallel to San Mateo Avenue from Kains Avenue to Angus Avenue. There is parking on both sides of the street. The roadway has sidewalk on both sides and has a crosswalk at the intersection of Angus Avenue. The parking is restricted between 8 a.m. to 10 a.m. every Monday on the east side of the street and Tuesday for the west side of the street of every month for street sweeping.

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Easton Avenue is an undivided, one-way, two-lane street northbound parallel to San Mateo Avenue from Sylvan Avenue to Angus Avenue. There is parking on both sides of the street. The roadway has sidewalk on both sides and has a crosswalk at the intersection of Angus Avenue. The parking is restricted between 8 a.m. to 10 a.m. every Monday on the east side of the street and Tuesday for the west side of the street of every month for street sweeping. There are also two-hour parking limits from 8 a.m. to 6 p.m. for both sides of the street.

Consideration should be given for returning Easton Avenue and Masson Avenue to two-way traffic to improve accessibility to downtown and the parking lots. However, this may be difficult due to the need for on-street parking displacement on one side of the street.

Cypress Court is an undivided, one-way eastbound, one-lane street running perpendicular to San Mateo Avenue. It has a 5' wide sidewalk adjacent to the provided parking. There is no sidewalk on the opposite side of Cypress Court and no crosswalks at the intersection of Cypress Court and San Mateo Avenue and Cypress Court and Mastic. However, it is in close proximity to crosswalks at Jenevein and San Mateo Avenue.

Sylvan Avenue is an undivided, two-way, two-lane street perpendicular to San Mateo Avenue. It has sidewalks on both sides of the street and several 1-hour parking spaces on the south side of the street. There are no on-street parking spaces available on the north side of the street.

Angus Avenue is an undivided, two-way, two-lane street perpendicular to San Mateo Avenue. It has 10'5" sidewalks and 1 hour parking on both sides of the street. Angus Avenue is an important roadway because it also provides a connection to the Caltrain station from Civic Center and it also has SamTrans bus routes on it. There are signalized railroad crossing gates across Angus to provide safety for vehicles and pedestrians who are crossing the Caltrain railroad tracks. There is parking on the south side of the street.

Jenevein Avenue is an undivided, two-way, two-lane street perpendicular to San Mateo Avenue. It has 8'3" wide sidewalks and 1-hour on-street parking on both sides of the street. Also, there is a 41 Tanforan SamTrans bus stop along Jenevein Avenue next to the Bank of America parking lot for the eastbound direction only and next to the San Bruno Inn for the westbound direction only.

Other bus stops in the area include Route 43, which operates on El Camino Real and stops at Jenevein Avenue.

All the intersections within the vicinity of the study area are not signalized except for the following three: Taylor Avenue and El Camino Real, Angus Avenue and El Camino Real, and Jenevein Avenue and El Camino Real. All the intersections along San Mateo Avenue provide crosswalks for pedestrians.

## 1.4 Transit

The CalTrain station will be relocated from its temporary location near BART to its previous location south of Sylvan. This location accommodates parking on both sides of the station platform, but it does not provide opportunities for bus transfer. The nearest transfer opportunity is bus line 41 operating on




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Angus Avenue over one-quarter mile north of the station. Consideration should be given to moving the station further north closer to Angus Avenue to facilitate bus transfer.

## **1.5 Non-Motorized Transportation**

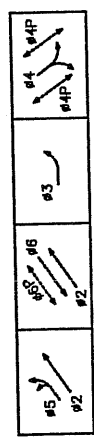
The conducted survey suggests that the downtown San Bruno area does not offer facilities to accommodate bike riding. There are no bike lanes provided on any street in the downtown area, no bike parking racks, and "No-riding-on-sidewalk" signs posted all along San Mateo Avenue. However during the time of the survey, there were 10 to 15 bikers noticed who were riding on the sidewalk of San Mateo Avenue.

LEGEND

-  EXISTING TO REMAIN
-  PROPOSED
-  EXISTING TO BE REMOVED



PROPOSED PHASE DIAGRAM



CONCEPTUAL PLAN  
FOR INTERSECTION IMPROVEMENTS  
AT EL CAMINO REAL/SAN MATEO AVE.

Figure 2